

**Nicola Gunn**

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**From:** Planning  
**Sent:** 03 August 2021 09:35  
**To:** Adrian Dowd  
**Cc:** Planning  
**Subject:** R&U Buck Inn - Planning Application - IMPORTANT

[REDACTED]  
**Sent:** 03 August 2021 08:13  
**To:** Planning@ribblevalley.gov.uk.  
**Subject:** Fwd: Buck Inn - Planning Application - IMPORTANT

 **External Email**

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Begin forwarded message:

[REDACTED]  
**Date:** 3 August 2021 at 18:58:40 GMT+12  
**To:** Planning@ribblevalley.gov.uk.  
**Subject:** Fwd: Buck Inn - Planning Application - IMPORTANT

[REDACTED] and during all of this time have been a regular customer to both the Buck and the Duke of York  
The proposal of this size on a relatively small site in the centre of our busy village is out of proportion. Sawley road and Main Street is used by many local villagers who do not have off road parking. The proposal shows seating for 100 people inside and outside and staff of 10. These customers will park their cars on Sawley road and Main Street on both sides of the road creating hazards for all traffic including Trucks, local farm tractors and school buses. All other local pubs including the Copy Nook, Coach and Horses, Duke of York, Higher Buck, Waddington Arms, Three Millstones all provide significant car parks. The Buck Inn does not and it does not need a development of this size to be a successful business. Margaret and Joyce proved that. Licences hours until 1am and midnight with outdoor seating will disturb local residents. This Application shows no consideration of local villagers.

[REDACTED]  
**Date:** 17 July 2021 at 23:04:41 GMT+12  
[REDACTED]  
**Subject:** Buck Inn - Planning Application - IMPORTANT

Below is a link to the planning application to facilitate the upgrading and re-opening of the Buck Inn as a Pub and Restaurant. Grindleton Community Pub Ltd (GCP) strongly support this application and hope you will also make RVBC aware of your support.

GCP and others have made offers to purchase the Duke of York, all of which have been rejected and there seems little prospect of that position changing.

We firmly believe that the plans for the Buck Inn represent the best opportunity of re-establishing a viable pub and restaurant at the heart of the village in the foreseeable future.

The Conservation Officer, who is also the Planning Officer for this application has raised a number of objections to the plans which are set out in Section 3.0 (pre-planning submission) of the Design Statement. It seems somewhat ironic given that RVBC have, despite a number of representations, declined to use the powers they have to enforce maintenance of the Duke of York yet the Conservation Officer believes the plans for the Buck Inn are harmful to the character, appearance and setting of the Duke of York.

Without strong public support the application for the Buck Inn may well be rejected. Should this happen we have little doubt that it would result in the two pub buildings at the heart of the village continuing to deteriorate.

We strongly encourage you to support this application and encourage other residents of Grindleton, who may not be on our email list, to write in support.

Comments on the application can be submitted via email to: - [planning@ribblevalley.gov.uk](mailto:planning@ribblevalley.gov.uk). There is also the possibility to submit comments via the planning website, but we are aware that in the past this has proved problematical. If you do use this method, please ensure you get a confirming reference number after you 'submit', if you do not your comments have not been registered.

The GCP steering team have met recently and concluded that we need to continue to monitor progress at the Buck Inn before deciding upon our next steps. This position will be formally reviewed no later than the end of the year.

Please submit your comments as soon as possible. Comments submitted after August 6<sup>th</sup> may be disregarded.

Grindleton Community Pub Steering Team

<https://www.ribblevalley.gov.uk/planningApplication/33278>

Sent from [Outlook](#)